



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

306, 630 57 Avenue SW  
Calgary, Alberta

MLS # A2260824



**\$235,000**

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	748 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 560
Basement:	-	LLD:	-
Exterior:	Brick, Metal Siding , Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Top-floor living in sought-after Windsor Park! This bright 2-bedroom condo offers incredible value with features that are hard to find at this price point. Enjoy the peace and quiet of no footsteps above, along with the convenience of a recently-installed in-suite washer/dryer and an assigned underground parking stall. The thoughtful layout includes a sunny north-facing balcony, a charming bump-out dining area, two generously sized bedrooms, and fresh paint throughout—making it move-in ready. Set in the mature, established community of Windsor Park, you’ll appreciate the tree-lined streets, friendly neighbours, and unbeatable location. Walk to Chinook Centre, hop on nearby transit, or take a quick drive downtown—everything is close at hand. With its size, updates, and prime location, this condo is a rare find at this price. Need a place to live asap? We can make that work too! Don’t miss your chance to own in Windsor Park—book your showing today!